

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Lancaster County**

State: **PA**

PJ's Total HOME Allocation Received: **\$21,223,089**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	100.00 %	97.78 %	1	95.51 %	100	100	
% of Funds Disbursed	84.96 %	92.74 %	29	87.58 %	25	30	
Leveraging Ratio for Rental Activities	5.34	5.04	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.21 %	90.72 %	17	82.17 %	60	51	
% of Completed CHDO Disbursements to All CHDO Reservations***	64.78 %	69.83 %	21	71.17 %	31	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	78.83 %	82.04 %	16	81.54 %	33	35	
% of 0-30% AMI Renters to All Renters***	32.92 %	36.34 %	16	45.68 %	27	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.85 %	98.47 %	14	96.19 %	60	58	
Overall Ranking:			In State:	13 / 29	Nationally:	48	53
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,292	\$19,909		\$27,510	647 Units	64.30 %	
Homebuyer Unit	\$6,050	\$16,414		\$15,239	261 Units	25.90 %	
Homeowner-Rehab Unit	\$23,001	\$16,120		\$20,932	25 Units	2.50 %	
TBRA Unit	\$6,414	\$5,736		\$3,121	74 Units	7.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lancaster County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

1.1 %

1.2 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	70.6	73.2	92.0	85.7
Black/African American:	11.6	6.9	8.0	14.3
Asian:	0.0	0.8	0.0	0.0
American Indian/Alaska Native:	0.2	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	1.5	0.0	0.0

ETHNICITY:

Hispanic	16.9	17.6	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	38.2	19.2	40.0	0.0
2 Persons:	26.8	21.1	32.0	14.3
3 Persons:	19.5	29.5	8.0	42.9
4 Persons:	10.1	18.0	4.0	14.3
5 Persons:	4.5	7.7	4.0	14.3
6 Persons:	0.8	3.8	8.0	14.3
7 Persons:	0.2	0.8	0.0	0.0
8 or more Persons:	0.0	0.0	4.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	13.0	21.5	20.0	0.0
Elderly:	31.7	0.8	52.0	0.0
Related/Single Parent:	40.9	32.6	12.0	85.7
Related/Two Parent:	11.6	44.1	16.0	14.3
Other:	2.8	1.1	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.3	0.8 [#]
HOME TBRA:	0.5	
Other:	22.8	
No Assistance:	60.5	

of Section 504 Compliant Units / Completed Units Since 2001 139

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lancaster County State: PA Group Rank: 48
 (Percentile)
 State Rank: 13 / 29 PJs Overall Rank: 53
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	95.21	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	64.78	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.85	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.59	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

